

George Metax 9478 6344 0407 661 615 gmetax@barryplant.com.au

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address	lot 2 and 3/12 Newcastle Street, Preston Vic 3072
Including suburb and	·
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$750,000	&	\$825,000
			1

#### Median sale price

Median price	\$1,010,000	Hou	ise X	Unit		Suburb	Preston
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

# Address of comparable property Price Date of sale 1 1/24 Dundas St THORNBURY 3071 \$756,000 17/06/2017 2 3/56 Newcastle St PRESTON 3072 \$760,000 15/07/2017 3 2/154 Raglan St PRESTON 3072 \$761,000 08/08/2017

#### OR

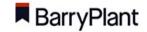
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 94786344 | F: 94710353





Generated: 18/08/2017 13:06



George Metax 9478 6344 0407 661 615 gmetax@barryplant.com.au

Indicative Selling Price \$750,000 - \$825,000 Median House Price June quarter 2017: \$1,010,000





### Comparable Properties

1/24 Dundas St THORNBURY 3071 (REI)

**二** 2 📥 1 🍎

Price: \$756,000 Method: Auction Sale Date: 17/06/2017

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



3/56 Newcastle St PRESTON 3072 (REI)

**2** 2

**—** 2 †

Price: \$760,000 Method: Auction Sale Date: 15/07/2017 Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



2/154 Raglan St PRESTON 3072 (REI)

**1** 2 **1 4** 

Price: \$761,000

Method: Sold Before Auction

Date: 08/08/2017

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

**Account** - Barry Plant | P: 94786344 | F: 94710353





Generated: 18/08/2017 13:06